LOT 8
IN OR 1780/1941
HIGGINBOTHAM ESTATES PB 5/125

PADGETT CHARLES W & AMY M
44350 KEME RD
CALLAHAN, FL 32011

2024

33-2N-25-0740-0008-0000

BUILDING CHARACTERISTICS

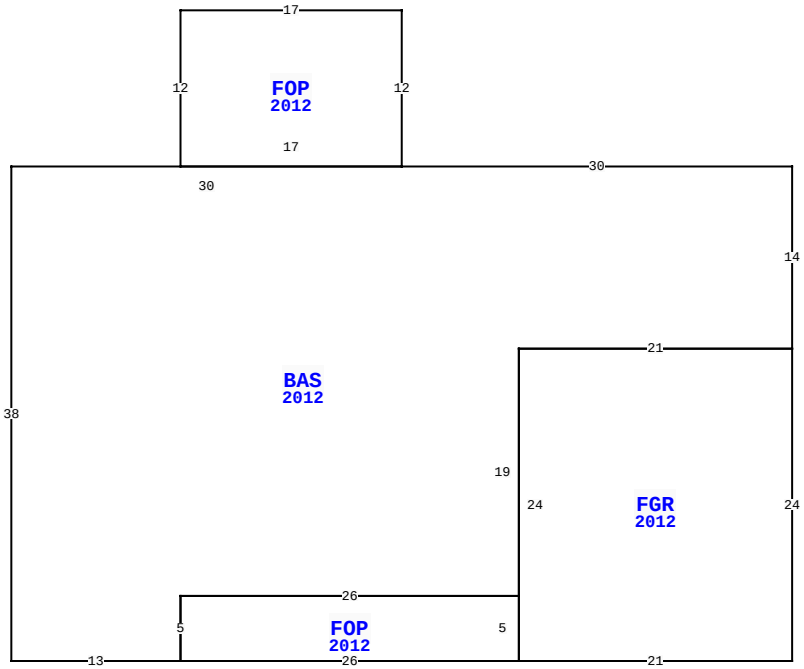
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,646	100	1,646	207,815
FGR	504	55	277	34,972
FOP	130	30	39	4,924
FOP	204	30	61	7,702
TOTALS	2,484		2,023	255,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,023	106.3202	132.90	268,857	2012	2012	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2013 Heated Area: 1646 HX Base Yr 2013



44350 KEME RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/30/2013 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		255,414
TOTAL MARKET OB/XF VALUE		22,849
TOTAL LAND VALUE - MARKET		56,350
TOTAL MARKET VALUE		334,613
SOH/AGL Deduction		192,903
ASSESSED VALUE		141,710
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,710
TOTAL JUST VALUE		334,613
NCON VALUE		4,446
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25855	CO ISSUED	0	06/22/2012
E24904	NEW CONSTR	0	04/01/2012
M17112	H/AC	0	04/01/2012
P15821	NEW CONSTR	0	03/01/2012
B25855	NEW CONSTR	192,426	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1780/1941	2/22/2012	WD	U	I	11	100
GRANTOR: WELLS JACOB J & MABLE						
GRANTEE: PADGETT CHARLES WES						
0583/0624	11/13/1989	WD	U	V	10	11,600
GRANTOR: HIGGINBTHAM G L & IR						
GRANTEE: WELLS JACOB & MABLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W30 FOP=[YR=2012] N12 W17 S12 E17$ W30 S38 E13 FOP=[YR=2012] E26 FGR=[YR=2012] E21 N24 W21 S24$ N5 W26 S5$ N5 E26 N19 E21 N14$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	357.00	SF	6.50	6.50	100	2012	2012	3	93	2,158	
2	0681	POLE SHED	0	100	38	38	1,444.00	SF	15.00	15.00	100	2014	2014	3	75	16,245	
3	0681	POLE SHED	1	100	38	10	380.00	SF	15.00	15.00	100	2024	2015		78	4,446	

LAND DESCRIPTION

TOTAL OB/XF 22,849

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		OR	0.00	0.00	1.61	AC		1.00	1.00	1.00	35,000.00	35,000.00	56,350							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.61 Total Land Value: 56,350 Market: 0 Agricultural: 0 Common: 56,350 PRINTED 08/06/2024 BY SYS